

# **Patrick County Planning Commission**

Meeting of September 7, 2006

Present: Leon Holt, Chairman; Johnny Marion, Vice Chairman; and Ed Anthony

Also Present: Bob Dowd and Joan Hullett, West Piedmont Planning District; Lisa Sheppard, Administrative Assistant; Nancy Lindsey, The Enterprise; and Jamie Clark, WHEO

Absent: Jonathan Large

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A meeting of the Patrick County Planning Commission was held on September 7, 2006 at 7:00 PM in the Second Floor Conference Room of the Patrick County Veterans' Memorial Building.

Mr. Leon Holt called the meeting to order and asked for a moment of silence. The agenda was presented for approval. Mr. Ed Anthony made the motion and was seconded by Mr. Johnny Marion to approve the agenda. Minutes of the August 21, 2006 meeting were read and presented for approval. Mr. Anthony made the motion and was seconded by Mr. Marion to approve the minutes as presented.

Voting Aye: All  
Voting Nay: None

## **COMPREHENSIVE PLAN**

Mr. Holt welcomed Mr. Bob Dowd and Ms. Joan Hullett from the West Piedmont Planning District to the meeting and thanked them for their attendance. Mr. Dowd presented the Housing Analysis chapter and the Comprehensive Housing Affordability Analysis and Housing Planning chapter of the Comprehensive Plan. Copies of these chapters were sent to the members prior to this meeting for their review. Mr. Dowd stated that most of the information obtained for the Housing Analysis chapter was obtained from the U.S. Census Bureau and some information was obtained from the Patrick County Building Inspector's office. This chapter summarizes countywide trends in building activity and compares them to previous years. In summary, the report showed a decline in the number of mobile home permits issued; however, the figures showed a considerable increase in total construction values thereby indicating a steady rise in cost per project. The Housing Affordability Analysis chapter showed that, according to a comparison of county and state data, housing in Patrick County is very affordable.

Ms. Hullett stated that their office is presently working on Community Facilities, Natural Conditions and Transportation chapters for the Comprehensive Plan.

**PROPOSED COUNTY ZONING ORDINANCE**

The members reviewed the three zoning ordinances from Bland, Southampton and Nelson counties, which are similar in size and population to Patrick County. The members requested Mrs. Sheppard to compile a list of definitions and divisions comparing the three zoning ordinances from these counties, along with the rules and proceedings for variances, as this would make the review process less complicated. Also, Mr. Holt stated that it would be beneficial to invite Mr. Jason Brown, building inspector, or Mr. Charles Vernon, erosion and sediment control inspector to a meeting to discuss how flood plain issues would need to be addressed in a zoning document.

With no further business to discuss, on motion by Mr. Johnny Marion and seconded by Mr. Ed Anthony, the meeting was adjourned.

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Chairman

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Date